



Development Services Department

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BOARD OF ZONING APPEALS CITY OF JOHNSON CITY, TENNESSEE

Minutes of the Meeting of
February, 2014

The Board of Zoning Appeals held its meeting on February 11th at 9:00 a.m. in the City Commission Chambers of the Municipal and Safety Building.

Members Present

Dr. Mike Marchioni, Chairman
Robert Thomas, Vice-Chairman
Dwight Harrell
Jenny Lockmiller
Jamie Povlich

Staff Present

Steve Neilson, Development Coordinator

The meeting was called to order at 9:00 a.m.

Minutes

The Minutes of the December 10th meeting were considered for approval.

MOTION: Povlich To approve the minutes of the December 10th .

SECOND: Harrell

VOTE: Approved 2-0-1

Board members Lockmiller and Thomas arrived.

Election of Officers

MOTION: Povlich To elect Dr. Marchioni as Chairman.

SECOND: Harrell

VOTE: Approved 5-0

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a comprehensive approach to guide and shape quality development in our region."*



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MOTION: Povlich To elect Mr. Thomas as Vice-Chairman.

SECOND: Marchioni

VOTE: Approved 5-0

Case Number 778-1

Mr. Neilson stated that this was a request for a variance to the lot coverage requirement from 35 percent to 44 percent and to the side and rear yard setback from 7.5' to 2' in order to erect a carport at 1004 Spring Street. He stated that the petitioner intended to design the carport to aesthetically match the existing house. Mr. Neilson indicated that the petitioner did not feel that this would be out of character with the neighborhood because there were several structures in the immediate area that were built right along the side and rear property lines.

Mr. Neilson stated that this was an older neighborhood with smaller lots, and that the majority of the structures in the area did not meet the R-5 setbacks. He felt that the situation was unique and would not be a negative impact on the neighborhood or surrounding properties. He then recommended approval of this request.

Ms. Szabo of 202 W. Locust Street spoke in opposition to the request. She stated that the petitioner's deck encroached on to her property and that this needed to be resolved prior to the approval of the carport. Mr. Harrell pointed out that any encroachment of the deck was a civil matter which needed to be resolved between property owners. The Board had no jurisdiction regarding this matter. The carport was the only item being concerned.

MOTION: Povlich To approve the special exception request.

SECOND: Thomas

VOTE: Approved 4-0.

Meeting Date and Time

Mr. Neilson stated that the Board has received a request from the City Commission to move the meeting time of the Board to the evening to allow a greater opportunity for participation from the public. The Board agreed that the meeting time should be moved to the first Tuesday of the month at 6:00 pm. The new meeting time would begin in April.

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There being no further business, the meeting adjourned at 9:38 a.m.

APPROVED:

Dr. Mike Marchioni, Chairman
Board of Zoning Appeals

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